

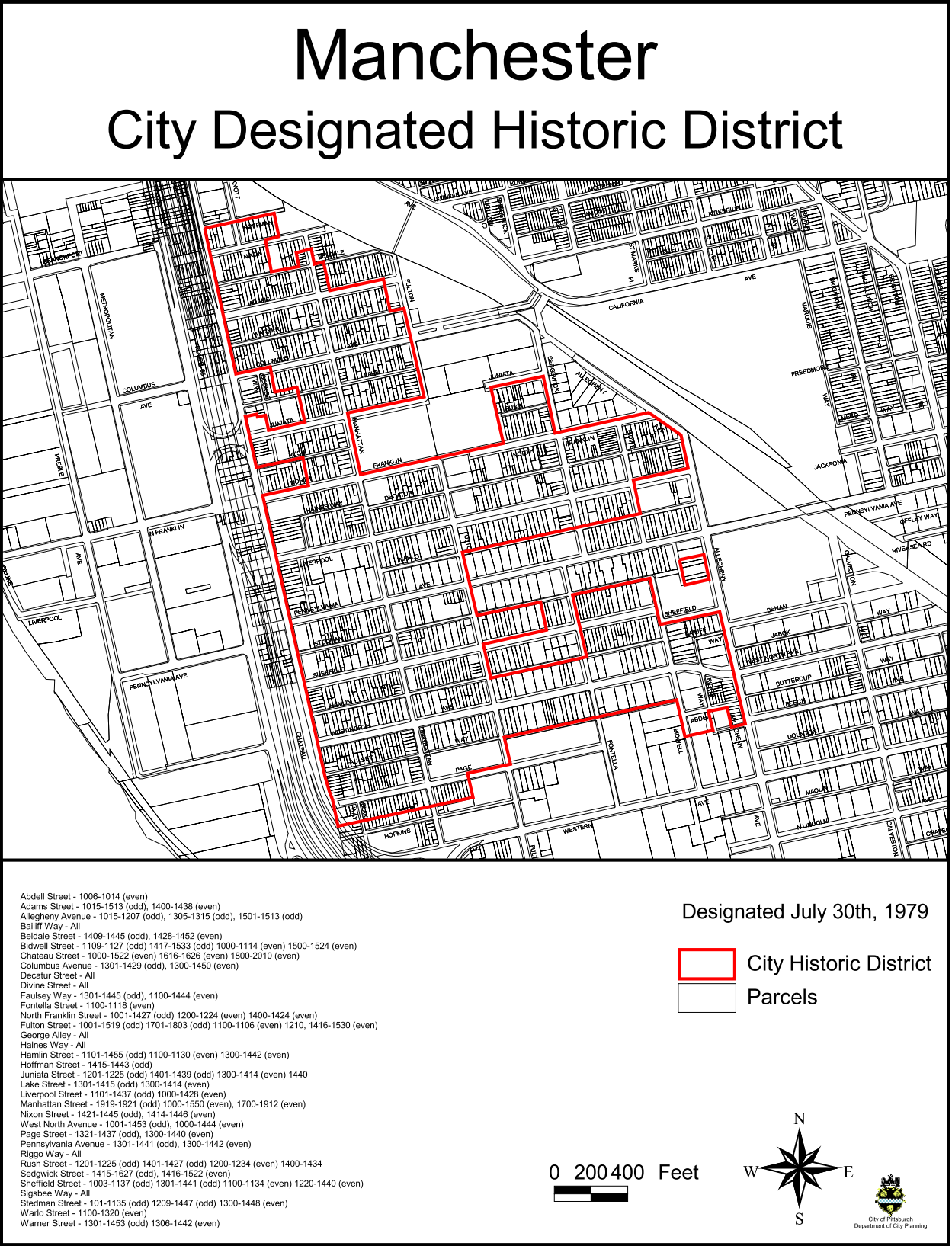
1216 WARLO ST.

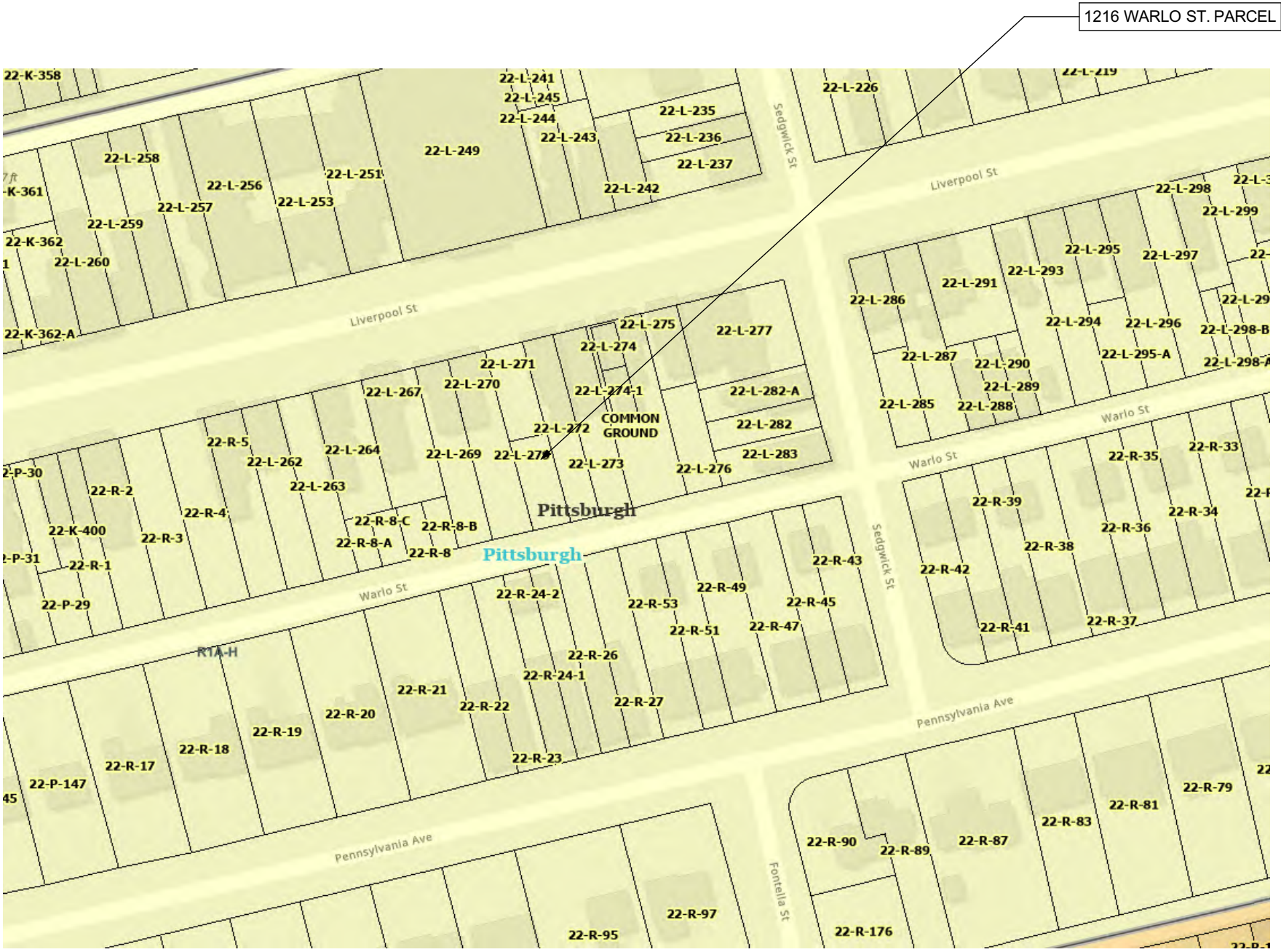
HRC SUBMISSION

Client:
North Shore Investments LLC
Pittsburgh, PA 15233

Project Location:
1216 Warlo St.
Pittsburgh, PA 15233

Project Description:
A 3-Story Single Family House





DATA SHOWN IS INFORMATIONAL
PURPOSES AND NOT INTENDED
TO BE A SURVEY

1216 Warlo St.
HRC.2: Parcels



**SITE
CONTEXT
OFF WARLO
ST.**



**1216 Warlo St.
HRC.4: Existing Site Photos**

O. New Construction Criteria

1. Building Height: New buildings should be constructed to a height within ten percent of the average height of adjacent buildings for infill or to a height within twenty percent of the average height of surrounding buildings for large scale developments.
2. Elevation Proportion: The relationship between the height and the width of the front elevation of a new building should be within ten percent of the proportions of adjacent buildings for infill or within twenty percent of the proportions of surrounding buildings for large scale developments. Any new building that has a width greater than 30 feet and a length greater than 60 feet should be freestanding.
3. Proportion of Openings: The relationship of height to width of windows and doors of a building should be within 10 percent of the proportions of the windows and doors of adjacent buildings.
4. Rhythm of Solids to Voids: The rhythm of solids to voids in the front facade of a building should be similar to adjacent buildings.
5. Horizontal Lines: Basement sills lines, and header and sill lines of buildings should follow the horizontal lines of adjacent buildings.
6. Set-Back: Buildings should not be set back from the sidewalk more than ten feet. (A set back of less than 25 feet will require a zoning variance.) If porch structures predominate in

surrounding buildings, it should be considered as a major design element in the front facade of new construction.

7. Building Materials: Buildings materials should be compatible with the materials used in surrounding buildings. Glazed bricks, wood shakes, vinyl, aluminum siding, and stucco are not allowed. Also, refer to Manchester Historic Facade Specification Source Book available through the Manchester Citizens Corporation.
8. Color: The predominant color a building and the color of its trim should be compatible with the colors of surrounding buildings. A list of acceptable colors can be found in the Manchester Historic Facade Specification Source Book available through the Manchester Citizens Corporation.
9. Roofs: The shape, style, and material of the roof of a building should be similar to the roofs of surrounding buildings. The majority of buildings in the Manchester area have gable, mansard, or flat roofs.
10. Landscaping: Trees traditionally planted in the area should be selected: Locust, Oak, Catalpa, Linden, Sycamore. Landscaping should not include columnar trees or Honey Locusts.
11. Architectural Detail: The use of specific architectural elements and details such as porches, dormer windows, cornices, brackets, and lintels, though not mandatory, can strengthen the relation of new construction to existing architecture. However, such detailing cannot suitably relate a structure to its surroundings that is otherwise unrelated in terms of massing, rhythm, and proportions.



Liverpool St. Front Facades

Liverpool St. Inspiration

Mansard Roof on Front Facade (2./11.)



View of Existing Warlo St. Exterior Materials

Warlo St. Unit Inspiration

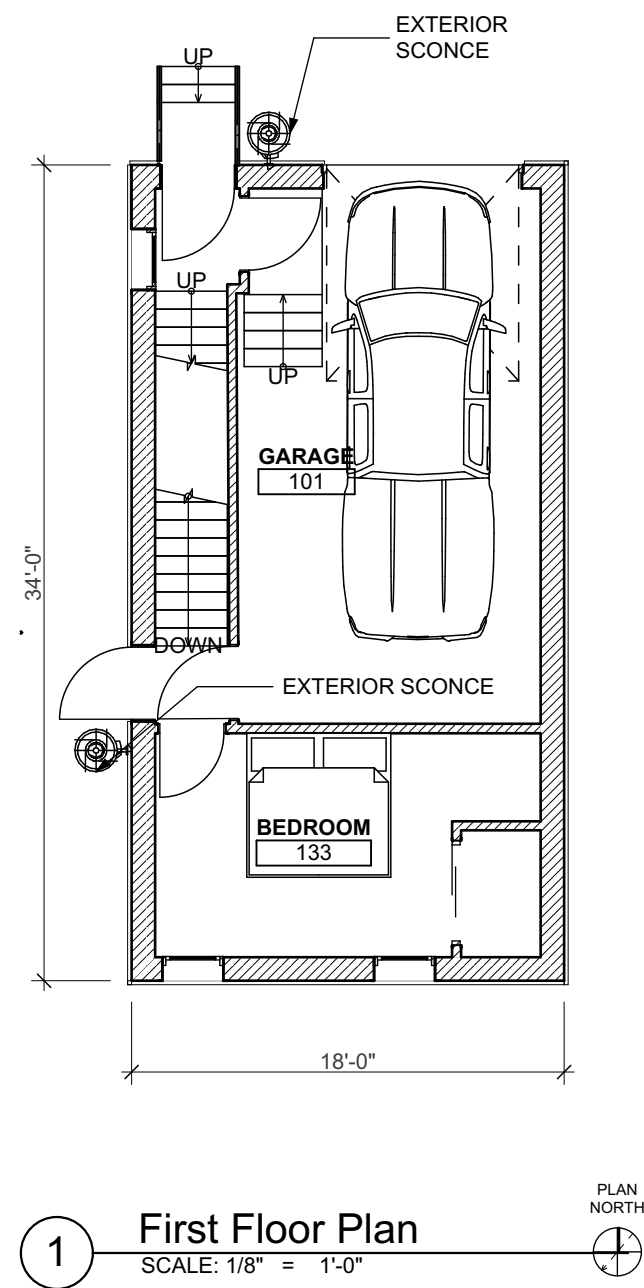
Use of Tan / Neutral Horizontal Plank Siding

Material Palette

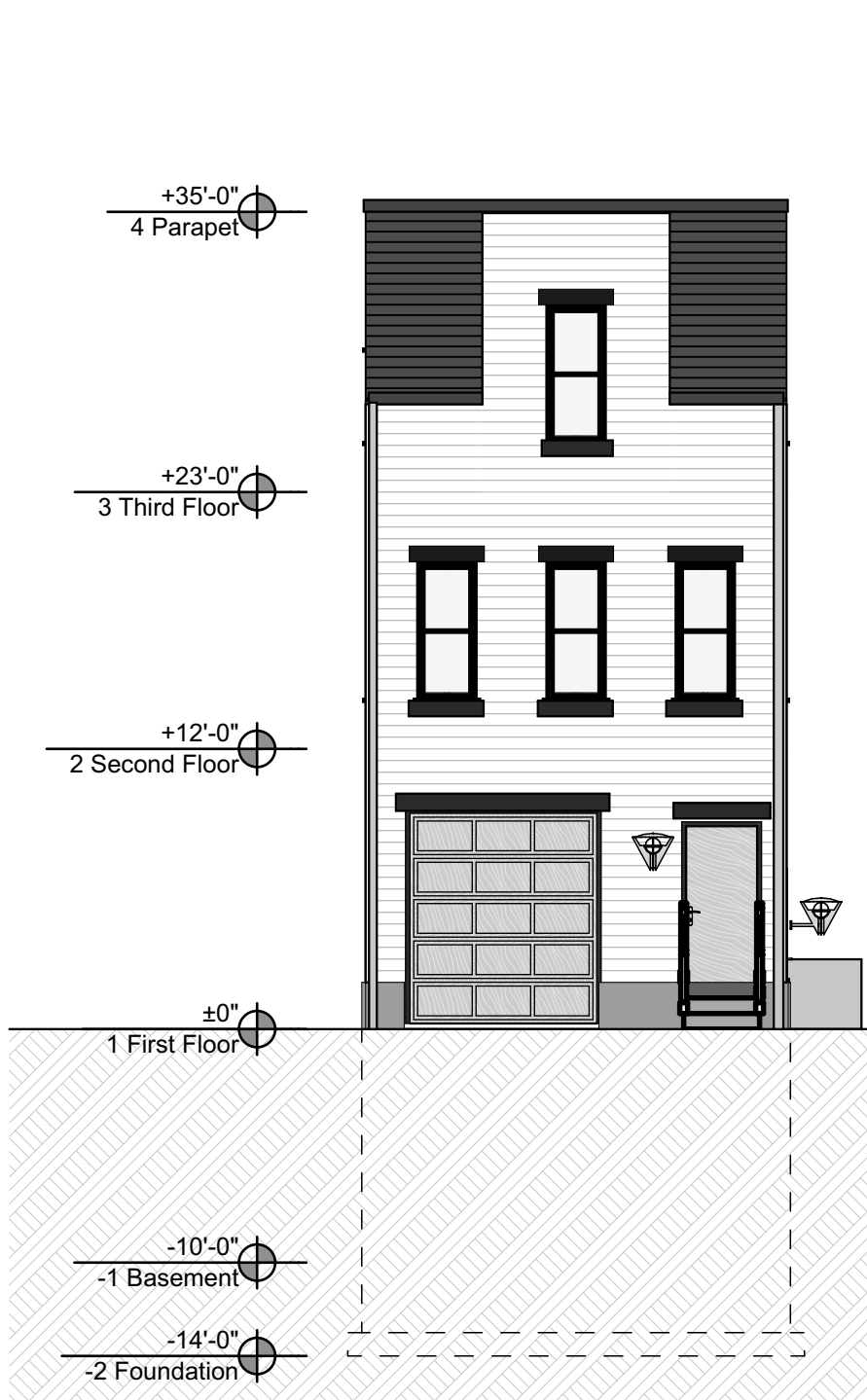
- BLACK COPING
- MANSARD ROOF (11.)
- TAN/NEUTRAL HARDEE BOARD PLANK SIDING (7./8.)
- BLACK-FRAMED WINDOWS W/ PRECAST CONCRETE HEADER AND SILL (3.)
- WOOD-LOOK GARAGE & ENTRY DOORS
- EXTERIOR LIGHTING
- CONCRETE STOOP W/ ALUMINUM RAILING
- WAINSCOTING BASE (11.)



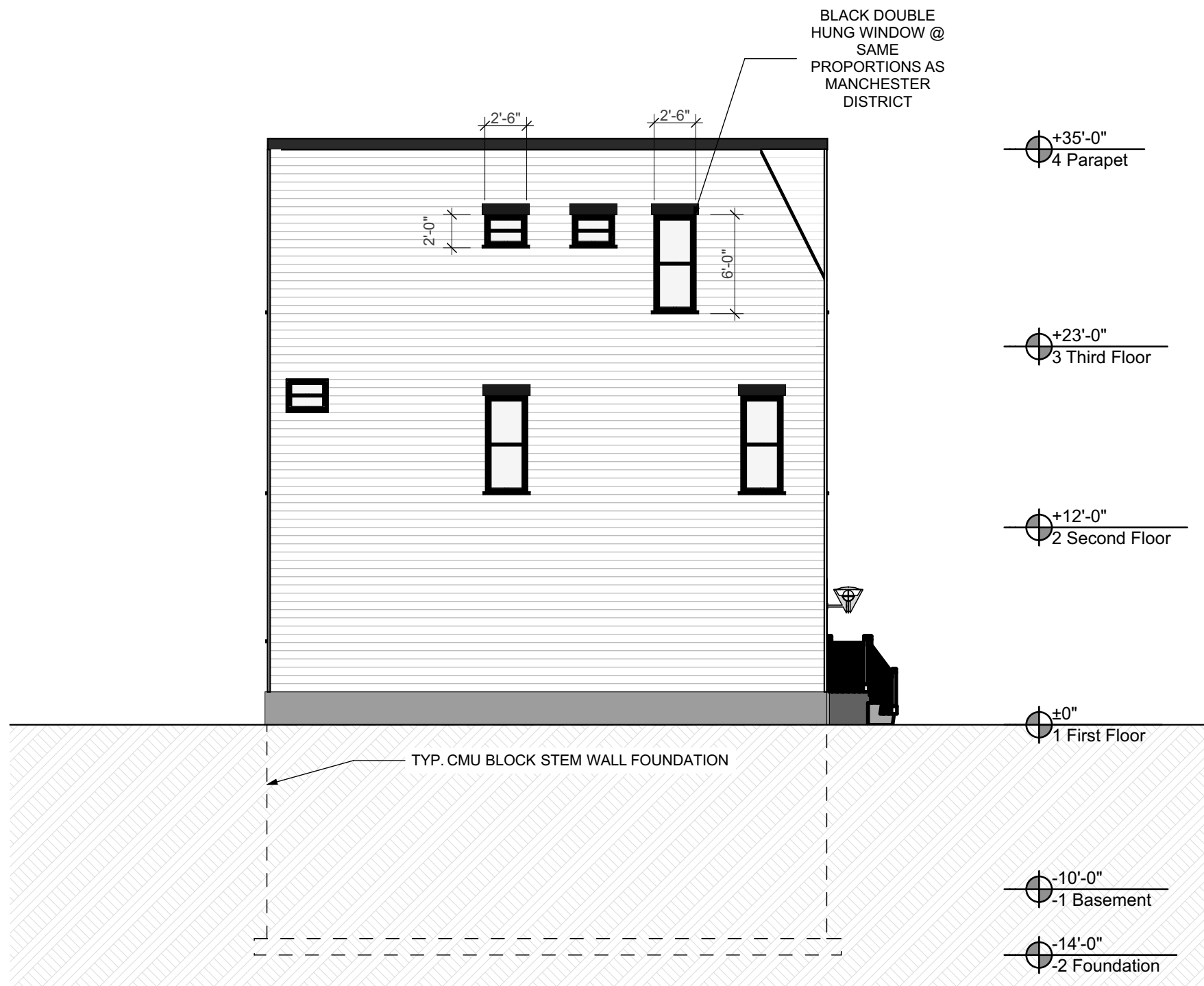
1216 Warlo St.
HRC.7: Warlo St. Exterior Rendering



EXTERIOR LIGHTING EXAMPLE



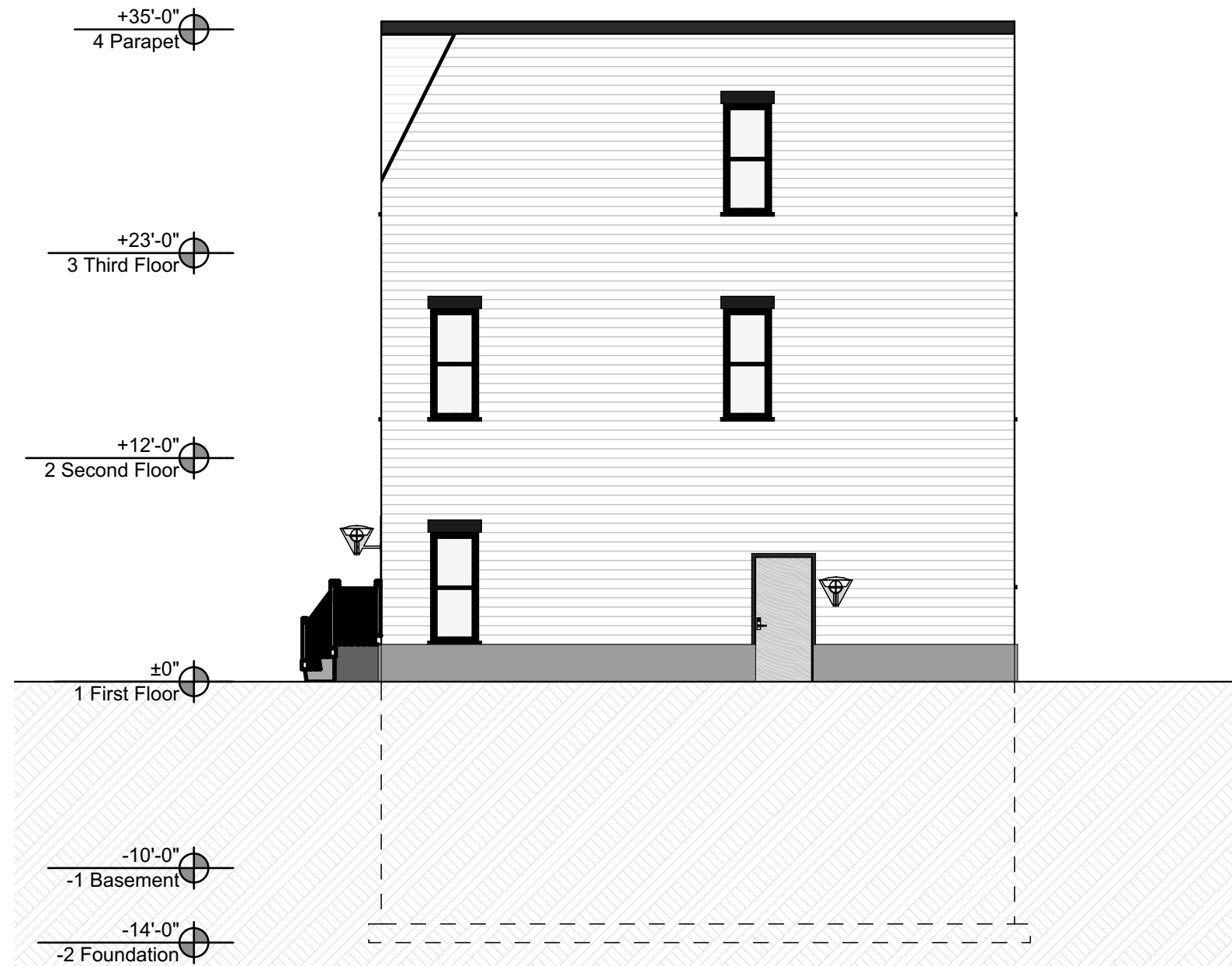
1 Warlo St. South Elevation
SCALE: 1/8" = 1'-0"



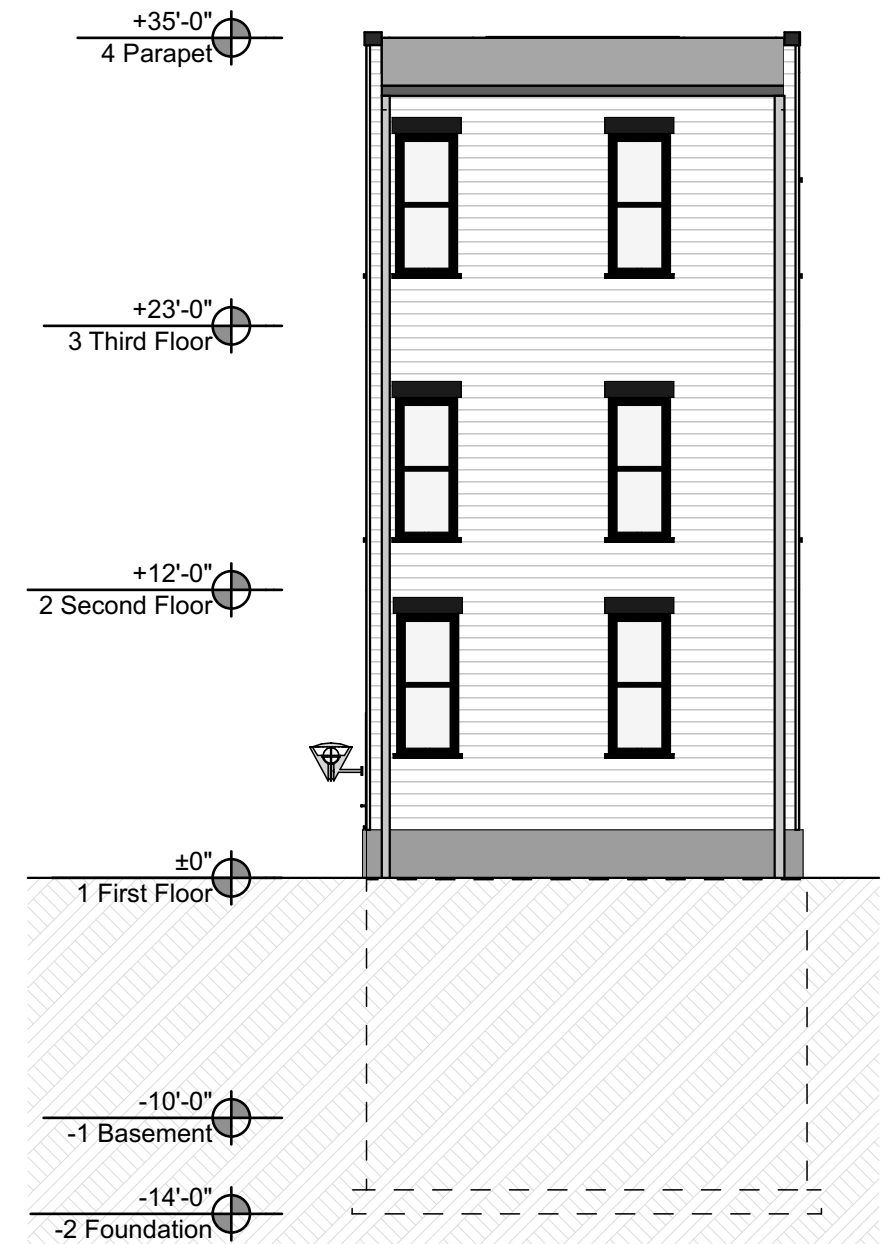
2 Warlo St. West Elevation
SCALE: 1/8" = 1'-0"

1216 Warlo St.
HRC.9: Warlo St. Elevations

FAR PROJECT #2468



1 Warlo St. East Elevation
SCALE: 1/8" = 1'-0"



2 Warlo St. North Elevation
SCALE: 1/8" = 1'-0"

1216 Warlo St.
HRC.10: Warlo St. Elevations



Products >

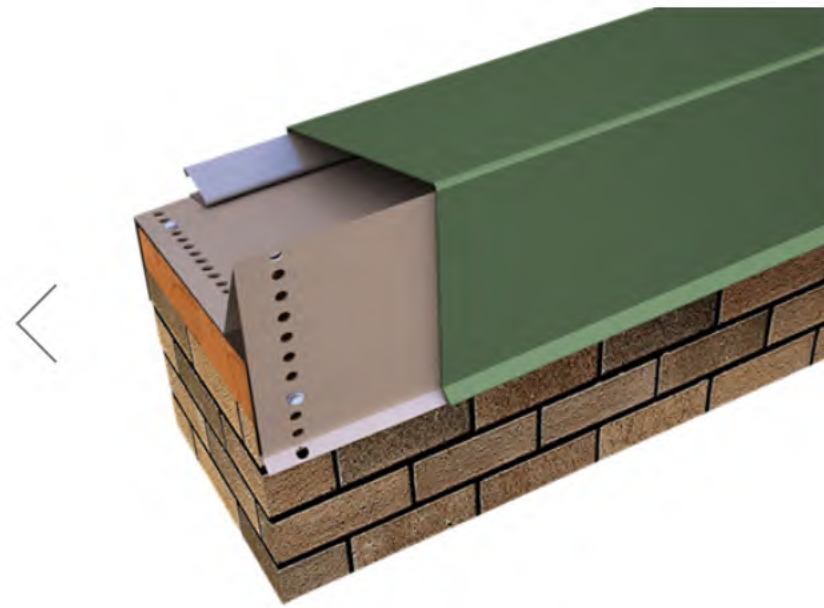
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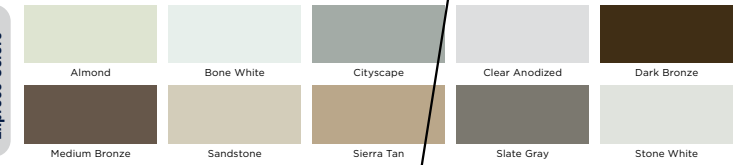
PERMA-TITE
20-YEAR, 120 MPH
WIND WARRANTY

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COLOR CHART



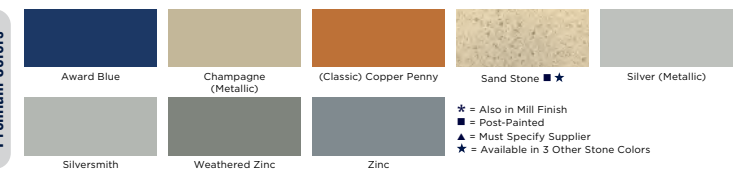
Express Colors*



Standard Colors



Premium Colors



★ = Also in Mill Finish
■ = Post-Painted
▲ = Must Specify Supplier
★ = Available in 3 Other Stone Colors

Our colors are deep, rich and true. Made of Valspar's Fluoropon® High Performance Hylar 5000®/Kynar 500® finish, they offer the ultimate in resistance against fading and weathering. Custom colors also available.

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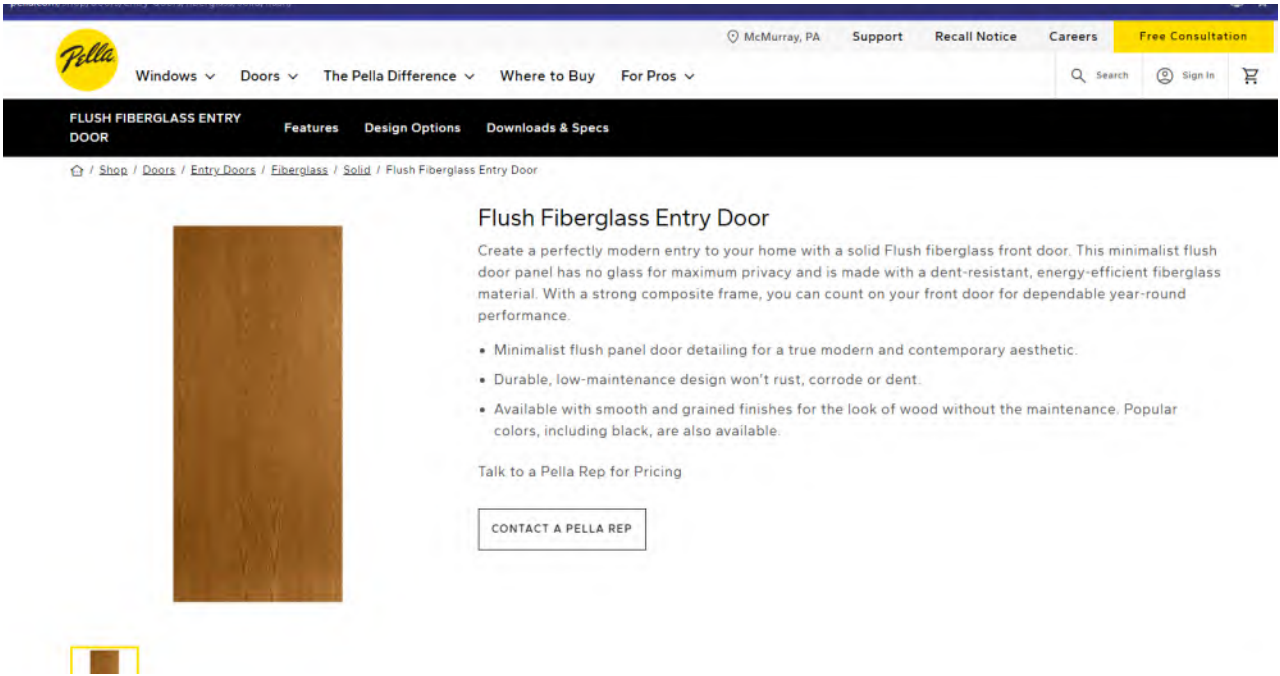
ROOF COPING FINISH



TAN/NEUTRAL HARDEE BOARD PLANK SIDING



DARK ASPHALT SHINGLES FOR MANSARD ROOF



EXTERIOR DOOR LOOK



Architecturally Stunning

Elegant Finish Woodtones™ Options



1216 Warlo St.
HRC.13: Product Examples

F U K U I A R C H I T E C T S

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WINDOW LOOK



1216 Warlo St.
HRC.14: Product Examples

FAR PROJECT #2468



CONCRETE STOOP EXAMPLE

1216 Warlo St.
HRC.15: Product Examples